

Historic Resources Commission Meeting Minutes of April 9, 2014

Members Present: Capi Wampler, Brendan Ross, Jo Stephenson, David Carpenter, Nan Chase, William Eakins, J. Ray Elingburg, Woodard Farmer, Richard Fast, David Nutter, Tracey Rizzo

Members Absent: Patricia Cothran

Staff: Stacy Merten, Peggy Gardner, Jannice Ashley

Public: Denise Carbonell, Derek Dominy, Rebecca Banner, Tony Hunter, Valeria Wyda, Stephen Wyda

Call to Order: Chair Wampler calls the meeting to order at 4:00 pm with a quorum present.

Adoption of Minutes: Commissioner Nutter moves to adopt the March 12, 2014 minutes as written.
Second by: Commissioner Eakins
Vote for: ALL

Consent Agenda:

1.
Owner/Applicant: Derek Dominy
Subject Property: 3 Woodlawn
Hearing Date: April 9, 2014
Historic District: Montford
PIN: 9649.22-8531

MOTION TO ADOPT FINDINGS OF FACT

Madam Chair, based upon the evidence presented to this Commission, including Exhibit A – four photos of existing structure; Exhibit B – existing and proposed site plans; Exhibit C – rear and south elevations; Exhibit D – perspective drawing of proposed porch; Exhibit E – skylight specifications; and the Commission’s actual inspection and review of subject property by all members;

I move that this Commission adopt the following FINDINGS OF FACT:

1. That notice of public hearing on this application was published in the Asheville Citizen-Times on the 26th day of March, 2014, and that each owner of real property situated within two hundred feet of the subject property was notified of this hearing in the mail on the 26th day of March, 2014, as indicated by Exhibits F and G.
2. That at this hearing the applicant and affected property owners were all given the opportunity to offer oral and documentary evidence as well as submit questions to each other, the Historic Resources Commission staff and Commission members.

3. That the application is to enlarge rear screened porch per attached drawings. New porch area will be 26.5 feet by 12.5 feet. Install two 14.5" x 45 ¾" skylights in roof over porch. **All necessary permits, variances, or approvals as required by law must be obtained before work may commence.**
4. That the guidelines for Porches Entrances and Balconies found on pages 72-731 in the Design Review Guidelines for the Montford Historic District, adopted on April 14, 2010 and amended August 2013, were used to evaluate this request.
5. This application **does** meet the design guidelines for the following reasons:
 - a. The porch is located on the rear of the structure and replaces an existing screened porch.
 - b. The new porch is compatible with the existing structure and does not obscure character defining features.
6. That the action and improvements proposed in the application before us for a Certificate of Appropriateness **are** compatible with the historic aspects and character of the Montford Historic District.

Motion by: Commissioner Nutter

Second by: Commissioner Stephenson

Vote for: ALL

Based upon the foregoing FINDINGS OF FACT and for the reasons set forth therein, I move that a Certificate of Appropriateness be **issued**.

Motion by: Commissioner Nutter

Second by: Commissioner Stephenson

Vote for: ALL

2.

Owner/Applicant:	Rebecca Banner / Anthony Hunter
Subject Property:	39 Short Street
Hearing Date:	April 9, 2014
Historic District:	Montford
PIN:	9649.11-9752

MOTION TO ADOPT FINDINGS OF FACT

Madam Chair, based upon the evidence presented to this Commission, including Exhibit A – photo of existing back of porch; Exhibit B – rendering of proposed back of porch; Exhibit C – photo of existing west side of porch; Exhibit D – rendering of proposed west side of porch; Exhibit E – three photos of existing south, west, and east elevations; Exhibit F – site plan; Exhibit G – roof plan; and the Commission's actual inspection and review of subject property by all members;

I move that this Commission adopt the following FINDINGS OF FACT:

1. That notice of public hearing on this application was published in the Asheville Citizen-Times on the 26th day of March, 2014, and that each owner of real property situated within two hundred feet of the subject property was notified of this hearing in the mail on the 26th day of March, 2014, as indicated by Exhibits H and I.
2. That at this hearing the applicant and affected property owners were all given the opportunity to offer oral and documentary evidence as well as submit questions to each other, the Historic Resources Commission staff and Commission members.
3. That the application is to add new screened porch on existing rear deck per attached drawings and specifications. Extend existing gable roof line over new porch and cover with shingles to match the existing roof. **All necessary permits, variances, or approvals as required by law must be obtained before work may commence.**
4. That the guidelines for Porches Entrances and Balconies found on pages 72-731 in the Design Review Guidelines for the Montford Historic District, adopted on April 14, 2010 and amended August 2013, were used to evaluate this request.
5. This application **does** meet the design guidelines for the following reasons:
 - a. The porch is located on the rear of the structure and will be added over an existing deck.
 - b. The new porch is compatible with the existing structure and does not obscure character defining features.
6. That the action and improvements proposed in the application before us for a Certificate of Appropriateness **are** compatible with the historic aspects and character of the Montford Historic District.

Motion by: Commissioner Nutter

Second by: Commissioner Stephenson

Vote for: ALL

Based upon the foregoing FINDINGS OF FACT and for the reasons set forth therein, I move that a Certificate of Appropriateness be **issued**.

Motion by: Commissioner Nutter

Second by: Commissioner Stephenson

Vote for: ALL

Public Hearings:

Agenda Item

Owner/Applicant: Stephen and Valeria Wyda
Subject Property 166 Montford Ave.
Hearing Date: April 9, 2014
Historic District: Montford
PIN: 9649.02-9547
Zoning District: RM-8

Staff Comments	<p>Ms. Merten shows slides of the subject property and reviews the following staff report.</p> <p>Property Description: Vacant parcel at corner of Montford and W. Chestnut Street.</p> <p>Certificate of Appropriateness Request: Construct new 2305 sq. ft. two-story, single family residence with front porch, per approved attached plans. Structure will have brick foundation, smooth sided Smart board horizontal siding with () reveal on 1st floor and cedar shakes on 2nd level. Roof will be gable-style with a primary pitch of 8/12 and covered with Charcoal Black asphalt shingles. Windows will be aluminum clad, SDL, double-hung, 4 over 1 in singles and pairs. Front door will be wood six light. Details include 6” corner boards and 4-6” window and door surrounds. Two off-street concrete parking spaces will be located on south side of lot to the side of the structure. Remove two large hemlocks for driveway access and two 6” caliper trees for construction. Install new landscaping per attached plan. All permits, variances, or approvals as required by law must be obtained before work may commence.</p> <p>Staff Concerns per the Applicable Guidelines & Submittal Requirements:</p> <p>The guidelines for New Construction – Primary Structures found on pages 92-93 and Landscaping and Trees found on pages 40-41 in the Design Review Guidelines for the Montford Historic District, adopted on April 14, 2010 and amended August, 2013, were used to evaluate this request.</p> <p>Staff Recommendation: Staff recommends approval of the proposed new construction project for the following reasons:</p> <ol style="list-style-type: none">1. The new structure is compatible with the surrounding historic buildings in the district in terms of siting, materials, scale, texture, and fenestration.
Applicant(s)	<p>Owner Stephen Wyda says they have not made many changes to the elevations except for adjusting a few window placements. The windows will no longer wrap the corner of the dining room. He points out these changes. They propose to use smooth finish lap siding on the first level, down to the brick foundation. He passes around a sample of the siding,</p>

	<p>and a roof shingle,</p> <p>Commissioner Carpenter asks about the reveal, Mr. Wyda replies they want it to be between 5” and 6”. Chair Wampler asks about the driveway material (<i>concrete</i>).</p> <p>Mr. Wyda says they hope to use cedar shake on the interior walls of the porch. He asks if during the construction process they could change the siding material, due to cost. He may want to use cedar shake overall. Ms. Merten says he would need to submit an amended application.</p> <p>Commissioner Carpenter discusses flaring the shingles above the bandboard, Mr. Wyda says he does intend to maintain that flare. Chair Wampler asks if there would be two colors or one if they had cedar shakes overall (<i>one color</i>). Commissioner Farmer asks if there is a row of board above the windows under the roofline that cannot be seen in the drawings (<i>yes</i>). Commissioner Eakins asks if the three gable treatment is common in Montford. (Ms. Wyda says they have seen examples in other historic houses). Commissioner Carpenter asks if it is the difference in pitch that is a concern. Commissioner Stephenson says a different pitch for the porch roof is a common Craftsman house feature.</p> <p>Discussion follows on whether the siding choice can be a condition, or as an option included in the description. Ms. Merten says she thinks it could be a minor amendment at the staff level, Atty. Ashley agrees and says it could be a condition.</p>
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Public Comment

Speaker Name	Issue(s)
None	

Commissioner Rizzo arrives 4:22 pm

Commission Comments/Discussion

None

Commission Action

MOTION TO ADOPT FINDINGS OF FACT

Madam Chair, based upon the evidence presented to this Commission, including Exhibit A – site plan; Exhibit B – main and second level floor plans; Exhibit C – front, rear and side elevations; Exhibit D – LP siding sample; Exhibit E – brick sample; Exhibit F – asphalt roof shingle sample; Exhibit G – storyboard and streetscape; Exhibit H – door specifications; Exhibit I – window specifications; and the Commission’s actual inspection and review of subject property by all members;

I move that this Commission adopt the following FINDINGS OF FACT:

1. That notice of public hearing on this application was published in the Asheville Citizen-Times on the 26th day of March, 2014, and that each owner of real property situated within two hundred feet of the subject property was notified of this hearing in the mail on the 26th day of March, 2014, as indicated by Exhibits J and K.

2. That at this hearing the applicant and affected property owners were all given the opportunity to offer oral and documentary evidence as well as submit questions to each other, the Historic Resources Commission staff and Commission members.
3. That the application is to construct new 2305 sq. ft. two-story, single family residence with front porch, per approved attached plans. Structure will have brick foundation, smooth sided Smart board horizontal siding with a 5"-6" reveal on 1st floor and cedar shakes on 2nd level. Roof will be gable-style with a primary pitch of 8/12 and covered with Charcoal Black asphalt shingles. Windows will be aluminum clad, SDL, double-hung, 4 over 1 in singles and pairs. Front door will be wood six light. Details include 6" corner boards and 4-6" window and door surrounds. Two off-street concrete parking spaces will be located on south side of lot to the side of the structure. Remove two large hemlocks for driveway access and two 6" caliper trees for construction. Install new landscaping per attached plan. **All permits, variances, or approvals as required by law must be obtained before work may commence.**
4. That the guidelines for New Construction – Primary Structures found on pages 92-93 and Landscaping and Trees found on pages 40-41 in the Design Review Guidelines for the Montford Historic District, adopted on April 14, 2010 and amended August, 2013, were used to evaluate this request.
5. This application **does** meet the design guidelines for the following reasons:
 - a. The new structure is compatible with the surrounding historic buildings in the district in terms of siting, materials, scale, texture, and fenestration.
6. That the action and improvements proposed in the application before us for a Certificate of Appropriateness **are** compatible with the historic aspects and character of the Montford Historic District.

Motion by: Commissioner Stephenson

Second by: Commissioner Fast

Vote for: ALL

Based upon the foregoing FINDINGS OF FACT and for the reasons set forth therein, I move that a Certificate of Appropriateness be **issued**,

With the following condition:

1. **The applicant may submit an amendment to use cedar shakes on the 1st story for staff review.**

Motion by: Commissioner Stephenson

Second by: Commissioner Chase

Vote for: ALL

Other Business:

Preservation Plan Update. Ms. Merten gives an overview of the progress so far, and says a review draft is anticipated to be ready for HRC approval at the June 11 meeting. It would then go to the Planning and Development subcommittee of the City Council, then to the Planning & Zoning Commission on July 2. She urges the Commissioners to plan to attend this meeting. Commissioner Ross notes the three public meetings have been well-attended, with around 60 people at the last one. She says the focus groups have been working very hard as well.

Commissioner Farmer asks how downtown buildings are reviewed. Ms. Merten explains the Downtown Commission does design review, but it is mandatory review, voluntary compliance. There are also criteria within the UDO which are mandatory. Attorney Ashley says the Downtown Commission follows the Downtown Master Plan guidelines. Commissioner Elingburg notes they pay close attention to these guidelines. Atty. Ashley adds Planning and Zoning pays close attention to the recommendations of the Downtown Commission.

Sondley Award nomination. Ms. Merten reports one nomination was submitted, for Jeff Futch. She asks for approval, and notes Commissioner Rizzo has agreed to present the award at the Griffin Award ceremony on May 15.

Motion to approve: Commissioner Nutter

Second by: Commissioner Chase

Vote for: ALL

Commissioner Stephenson says the Griffin Awards will be at 6:00 p.m. at St. Mary's Episcopal on Charlotte Street. She says this year it will be a ticketed affair, and tells Commissioners they can purchase tickets via the PSABC website.

Commissioners Retreat. Ms. Merten says the retreat will be held the same day as the Griffin Awards, May 15, with a tentative schedule of 1:00 til 6:00. She says the Western Office of the SHPO is the probable location.

Albemarle Park book: Ms. Merten reports the Albemarle Park book will be released on May 12, and a book-signing event is being planned for June 12.

Concern of violation: Commissioner Nutter and Farmer say a problem has arisen with the new residence at 226 Flint Street, noting it is considerably higher than approved. Ms. Merten says she will ask the inspectors to investigate. Commissioner Stephenson asks what the Commission can do. Discussion follows about possible repercussions. Ms. Merten says she is often contacted during construction when issues arise, but in this case she was not. Commissioner Nutter asks all the Commissioners to go see the current state of construction.

Discussion follows about enforcement possibilities and a project in Raleigh under dispute. Ms. Merten and several commissioners note that the level of staffing limits project follow-ups, and currently zoning enforcement is complaint-driven.

Commissioner Nutter moves to adjourn the meeting.

Second by: Commissioner Ross

Vote for: ALL

The meeting is adjourned at 4:51 pm.